



TOWN OF WEARE
PLANNING BOARD
ZONING BOARD OF ADJUSTMENT
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Naomi L. Bolton
Land Use Coordinator

Office Hours:
Monday
Tuesday
Thursday
8 AM – 4:30 PM

**ZONING BOARD OF ADJUSTMENT
MINUTES
FEBRUARY 3, 2004
(Approved as written 3/2/04)**

PRESENT: Forrest Esenwine, Chairman; Jack Dearborn, Vice Chairman; Tim Galvin, Alternate; Naomi L. Bolton, Land Use Coordinator.

GUESTS: Ginger Esenwine; Bob Fryer

I. CALL TO ORDER:

Chairman Forrest Esenwine called this meeting to order at the Weare Town Office Building at 7:30 PM. Chairman Esenwine explained the process by which the board conducts business. Chairman Esenwine appointed Tim Galvin as a full member for tonight's hearing.

II. PUBLIC HEARINGS:

Case #0204 Robert H. & Carol Fryer
Equitable Waiver of Dimensional Requirement
Applicant is requesting permission to permit the continuation of 1)
a wooden fence erected in 1986 (pre-zoning) and 2) lean to/carport
erected within the wooden fence in 1995.
Tax Map 201-117 381 Thorndike Road

Chairman Esenwine moved to accept the application complete, Tim Galvin seconded the motion, all in favor. Robert Fryer was present. Mr. Fryer explained that he put up a wooden fence in 1986, which was prior to zoning. In 1995 he put up a lean to/carport inside the fence, which didn't require a building permit therefore the error, was not discovered until 2002, when the lot line was checked to place a new shed on the property. Mr. Fryer had receipts for the wooden fence and a diagram showing the location of the fence and the lean to. Being there were no further comments or questions from the board, Chairman Esenwine asked for any:

Approving Abutters: NONE

Disapproving Abutters: NONE

Other Boards: NONE

Public At Large: NONE

There was no rebuttal from the applicant, so Chairman Esenwine closed the hearing at 7:40 PM.

III. CASE DECISIONS:

Case #0204 Robert H. & Carol Fryer

Equitable Waiver of Dimensional Requirement

Applicant is requesting permission to permit the continuation of 1) a wooden fence erected in 1986 (pre-zoning) and 2) lean to/carport erected within the wooden fence in 1995.

Tax Map 201-117

381 Thorndike Road

Jack Dearborn moved to allow the lean to/carport to be no closer than 21' from the south east property line as shown on the diagram, Chairman Esenwine seconded the motion. Vote: unanimous vote in favor (Dearborn, Esenwine, Galvin).

Jack Dearborn stated that he would also like the record to show that the existing fence was erected in 1986 prior to zoning per proof of receipts presented therefore the fence does not fall within the zoning guidelines and the equitable waiver does not apply.

IV. OTHER BUSINESS:

JANUARY 6, 2004 MINUTES: Chairman Esenwine moved to approve the January 6, 2004 minutes as written, Tim Galvin seconded the motion, all in favor.

V. ADJOURNMENT:

As there was no further business to come before the board, Jack Dearborn moved to adjourn at 7:45 PM., Tim Galvin seconded the motion, all in favor.

"I certify that I am the Land Use Coordinator of/for the Weare Zoning Board of Adjustment, and that this document is a true copy of the minutes of the Weare Zoning Board of Adjustment for February 3, 2004."

Respectfully submitted,

Naomi L. Bolton
Land Use Coordinator